

# Planning Commission of the Town of Townsend

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The Mayor and Council of the Town of Townsend  
140 Main Street, P.O. Box 223  
Townsend DE 19734

March 13, 2021

RE: Townsend Acres information review  
To the Mayor and Town Council,

**Chair**  
**Mr. Troy Geiger**

**Co- Chair**  
**Mr. James Reyes**

**Mrs. Sheryl Rojas**

**Mr. Louis Krause**

**Mayor**  
**Thomas McDonald**

This letter transmits the Townsend Planning Commission's comments regarding the sketch review of Townsend Acres development. The developer and design firm displayed a plan for their development at our meetings on February 10th and March 10th. Below is a list of deviants from the Town Code that the developer is intending to request from the Board of Variances. The Planning Commission includes their recommendations towards each request below.

1. Appendix A, Regulation for R2 setbacks

The sketch has been modified to meet the 10ft. setback between houses but will be short of the 25ft aggregate. We advise that the developer meet a minimum of 20ft aggregate.

2. Section 24.20.010(A)(2)(D) regarding a 2nd access point into the development

We advise that the developer include a median at the front entrance to create a distinct in/out lanes for the entrance. We also suggest that the developer continue to attempt to acquire the land to create a 2nd access point out while working on the development up to its completion.

3. Section 24.20.010(B)(2) cul-de-sac street access to no more than 5 houses

The current code allows only 5 homes. This sketch displays 11 homes, and a majority of the street is single loaded with 2-3 homes in the bulb. The developer would require a variance and the Planning Commission is okay with this due to less homes in the bulb of the cul-de-sac.

4. Section 24.20.010(B)(3) cul-de-sac length

We advise that the developer is allowed to have the street length exceed 500 ft. Most of the road is a single load and will have reduced traffic.

**A Council – Manager Municipality**  
**Located on the Web at [townsend.delaware.gov](http://townsend.delaware.gov)**

5. Section 24.20.010(F)(4) intersection location 800 ft apart

We advise that this is allowed due to the small size of the development. Also, the Planning Commission is amending this distance in a revision of the Chapter 24 Zoning and Development Code and this plan will meet the new code.

6. Section 24.20.050(B) (D & E) minimum slope of 2%

The developer will request that a slope of 1.5% be allowed in the lawn areas. They insist the grading of the lots will direct water toward the back of the lots or the streets so that puddling will not develop between the homes. The homes will not have basement which is also a plus. The Planning Commission is okay with this deviant as long as the side yard setback is 20 ft minimum. Also, if puddling does occur, the developer must install drains (as necessary) between the homes to remove any puddling.

There are 2 additional variances in the plan that the Planning Commission does have concerns about and would like the Board of Variances to uphold or make acceptable suggestions to the developer.

1. Section 24.20.010(C)(1) pavement width

Arterial road width should be a minimum of 28 ft., but the sketch is only displaying 24 ft. The Planning Commission spoke with the developer stating concerns about public safety with the narrower roads. We would like the developer to meet the 28 ft if possible but would be willing to allow 26 ft. on the single load roads if they include in the development deed restrictions parking on only one side of the roadway. We want emergency vehicles to have ease of access down the narrower roads.

2. Section 24.20.010(B)(3) cul-de-sac diameter

The current code states the inside diameter of the cul-de-sac is to be no less than 100' with grass or landscaping in the center. The developer's sketch is showing approximately an 80' diameter with no center landscaping. There are only 2-3 homes in the bulb of the cul-de-sac so we feel the smaller diameter may be okay, but parking restrictions must be in place so that emergency vehicles have turnaround access.

We are excited and supportive of the new development coming into Townsend. We feel this will be a nice addition and hope the developer will bring another project into Town with a more affordable housing options.

Please let us know if you have any questions or concerns.

Best Regards,  
Commissioner Troy Geiger